

Grantee: Fort Lauderdale, FL

Grant: B-11-MN-12-0007

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-11-MN-12-0007

Obligation Date:**Award Date:****Grantee Name:**

Fort Lauderdale, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,145,921.00

Grant Status:

Active

QPR Contact:

Jonathan Brown

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$3,145,921.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

1. Acquire and Rehabilitate a minimum of Ten (10) Single Family Homes and provide second mortgages &ndash \$1,656,736.80
2. Project Delivery (such as property inspections and rehabilitation work write-ups) &ndash \$60,000.00
3. Demolition &ndash \$214,592.10
4. NSP 3 Administration &ndash \$214,592.10

How Fund Use Addresses Market Conditions:

Funds will be used in these areas in two major ways:

One, to stop further decline in otherwise stable neighborhoods by purchasing, rehabilitating and demolishing properties in very serious disrepair. This will eliminate the opportunity for the neighborhoods to continue to decline. Two, this approach will turn around neighborhoods experiencing more serious decline by targeting multiple properties in very small neighborhood areas.

Ensuring Continued Affordability:

The City of Fort Lauderdale will require all recipients of NSP 3 funding to execute a mortgage and promissory note. These documents will be recorded in the Public Records and are enforceable mechanisms to ensure continued affordability. The period of affordability for NSP3 is fifteen (15) years.

Definition of Blighted Structure:

For the purposes of NSP3, a blighted structure has the same definition of the criteria for slum and blight in Florida Statutes Chapter 163.340, which states the following:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible areas
4. Six or more ownership parcels per block
5. Buildings greater than 40 year of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

Definition of Affordable Rents:

Affordable rents are defined as a rental rate at or below thirty percent (30%) of a family's gross income. All rental activities will remain affordable to income eligible families for a period no less than fifteen (15) years.

Housing Rehabilitation/New Construction Standards:

NSP3 REHABILITATION STANDARDS

All rehabilitated units must meet the minimum standards of the existing Florida Building Code, the Housing and Community Development



Division's Property Rehabilitation Standards, the HUD Section 8 Existing Minimum Housing Quality Standard, and the Cost Effective Energy Conservation Standard.
 Cost Effective Energy Conservation
 General replacement of the interior of a building shall meet the standard for Energy Star Qualified New Homes. Other rehabilitation must meet these standards to the extent applicable to the work undertaken, e.g., replace older obsolete products and appliances with Energy Star labeled products. Water efficient toilets, showers, and faucets must be installed.

Vicinity Hiring:

Preference will be given to the greatest extent feasible toward vicinity hiring and the NSP3 contracts will contain specific language that will require developers to hire, certify and report all efforts undertaken including those of their subcontractors or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects in accordance with the City's Section 3 Policy.

Procedures for Preferences for Affordable Rental Dev.:

The City Commission of the City of Fort Lauderdale elected not to undertake any rental activities.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
 Name (Last, First) Brown, Jonathan
 Email Address JonathanBr@fortlauderdale.gov
 Phone Number 954-828-4548
 Mailing Address 700 NW 19th Avenue, Fort Lauderdale, FL 33311

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,145,921.00
Total Budget	\$0.00	\$2,145,921.00
Total Obligated	\$1,931,328.90	\$1,931,328.90
Total Funds Drawdown	\$1,162,212.98	\$1,162,212.98
Program Funds Drawdown	\$1,162,212.98	\$1,162,212.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,888.15	\$0.00
Limit on Admin/Planning	\$214,592.10	\$5,621.40
Limit on State Admin	\$0.00	\$5,621.40

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$214,592.10	\$274,592.10

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$536,480.25	\$414,184.20

Overall Progress Narrative:

Developers purchased 7 properties. City met 50% March 10th deadline for draws.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Program Administration	\$4,971.40	\$214,592.10	\$4,971.40
0002, Single Family Foreclosure Acquisition, Rehabilitation and	\$1,156,591.58	\$1,656,736.80	\$1,156,591.58
0003, Project Delivery Costs	\$650.00	\$60,000.00	\$650.00
0004, Demolition	\$0.00	\$214,592.10	\$0.00



Activities

Grantee Activity Number:	0001
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

0001

Projected Start Date:

07/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/10/2014

Completed Activity Actual End Date:**Responsible Organization:**

City of Fort Lauderdale

Overall**Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2013**

N/A

To Date

\$214,592.10

Total Budget

\$0.00

\$214,592.10

Total Obligated

\$214,592.10

\$214,592.10

Total Funds Drawdown

\$4,971.40

\$4,971.40

Program Funds Drawdown

\$4,971.40

\$4,971.40

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Program Administration

Location Description:

City of Fort Lauderdale, Housing & Community Development Division, 1409 NW 6th Street, Fort Lauderdale, FL 33311

Activity Progress Narrative:

Administrative expenditures thru February were drawn.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0002FA
Activity Title:	FA - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2013

N/A

To Date

\$207,092.10

Total Budget

(\$329,388.15)

\$207,092.10

Total Obligated

\$207,092.10

\$207,092.10

Total Funds Drawdown

\$169,822.52

\$169,822.52

Program Funds Drawdown

\$169,822.52

\$169,822.52

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

Location Description:

The NSP3 activity locations are identified in the attachment.

Activity Progress Narrative:

Developer purchased 1 property during this quarter intended for resale to a Very-low income homebuyer.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0002IU
Activity Title:	IU - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/04/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2013

N/A

To Date

\$207,092.10

Total Budget

\$207,092.10

\$207,092.10

Total Obligated

\$207,092.10

\$207,092.10

Total Funds Drawdown

\$202,383.85

\$202,383.85

Program Funds Drawdown

\$202,383.85

\$202,383.85

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and resale to very low income homebuyers in the City of Fort Lauderdale.

Location Description:

Eligible NSP Areas as defined and identified in the attachment.

Activity Progress Narrative:

Developer purchased 1 property during this quarter intended for resale to a Very-low income homebuyer.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0003
Activity Title:	Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0003

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Project Delivery Costs

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$375,000.00)	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
 Match Contributed	 \$0.00	 \$0.00

Activity Description:

Down payment assistance towards the purchase of foreclosed, vacant and abandoned homes in the selected target areas. This activity is for LMMI households.

Location Description:

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

Activity Progress Narrative:
Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0003PD
Activity Title:	Project Delivery

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

08/01/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Project Delivery Costs

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2013

N/A

To Date

\$60,000.00

Total Budget

\$60,000.00

\$60,000.00

Total Obligated

\$60,000.00

\$60,000.00

Total Funds Drawdown

\$650.00

\$650.00

Program Funds Drawdown

\$650.00

\$650.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Employee salaries and benefits for inspections and underwriting.

Location Description:

NSP 3 Eligible areas as identified in the attachment.

Activity Progress Narrative:

Construction Review Specialists inspected the purchased properties to determine the needed rehab. Project Delivery costs thru February were drawn.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0004
Activity Title:	Demolition

Activity Category:

Clearance and Demolition

Project Number:

0004

Projected Start Date:

10/01/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$214,592.10
Total Budget	\$0.00	\$214,592.10
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Fort Lauderdale2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of blighted structures in the selected target area (Durrs).

Location Description:

This activity will be undertaken in one location, New River Condominiums (540 NW 24th Ave, Fort Lauderdale, FL 33311) located near downtown Fort Lauderdale. The units are located within a census tract area with a Need Score of 20 as identified using HUD NSP3 Mapping Tool Target Area data calculations.

Activity Progress Narrative:

There is no activity to report this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/58
# of Multifamily Units	0	0/58

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0005FA
Activity Title:	FA - Acquisition Rehabilitation and Resale (LMMI)

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2013

N/A

To Date

\$621,276.30

Total Budget

(\$58,980.25)

\$621,276.30

Total Obligated

\$621,276.30

\$621,276.30

Total Funds Drawdown

\$464,560.66

\$464,560.66

Program Funds Drawdown

\$464,560.66

\$464,560.66

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

Location Description:

The NSP3 activity locations are identified in the attachment.

Activity Progress Narrative:

Developer purchased 3 properties during this quarter intended for resale to Low-Mod income homebuyers.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0005IU
Activity Title:	IU - Acquisition, Rehabilitation and Resale

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/04/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Single Family Foreclosure Acquisition, Rehabilitation and

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2013

N/A

To Date

\$621,276.30

Total Budget

\$621,276.30

\$621,276.30

Total Obligated

\$621,276.30

\$621,276.30

Total Funds Drawdown

\$319,824.55

\$319,824.55

Program Funds Drawdown

\$319,824.55

\$319,824.55

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Fort Lauderdale2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and resale of properties to low and moderate income homebuyers

Location Description:

As identified in the attached.

Activity Progress Narrative:

Developer purchased 2 properties during this quarter intended for resale to Low-Mod income homebuyers.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	0006
Activity Title:	Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0003

Projected Start Date:

09/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Project Delivery Costs

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Fort Lauderdale

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$125,000.00)	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
 Match Contributed	 \$0.00	 \$0.00

Activity Description:

Down payment assistance towards the purchase of foreclosed, vacant and abandoned homes in the selected target areas. This activity is for very-low income households (25% set-aside).

Location Description:

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

Activity Progress Narrative:
Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
